

2005-2006 South County APR Summary  
Supervisor District  
Braddock

APR Num	Status	Planning Dist	Special Area	Nominator Name	General Location	Tax Map#	Acres	Current Plan	Nominated Change	Staff Recommendation	Task Force Recommendation	PC Action
05-I-12A	Denied	Annandale		Clara Quintero Johnson (Department of Planning and Zoning)	Property along Little River Tpke, generally W of Markham St and Medford Dr, E of Championship Dr and Heritage Dr	59-4((6))1,3 5,10,19B,20,20A,20E; 60-3((12))5;70-2((1))1A,9,10,11A, 13;71-1((1))74,portion of 75,75L; 71-1((2)) 1A,1B, 3,4,21;71-1((34))All; 71-1((35))All;71-1((42)) All; and 15 feet of frontage on Little River Turnpike for 71-1((1)) 72,72A; 71-1((3)) 1;71-1((33)) All	30.73	Office, retail, private recreation, residential 12-16 du/ac & 16-20 du/ac.	Add guidance to encourage future visual and streetscape improvements.	Staff Alternative modifies nomination by adding guidance to encourage inclusion of this area in the Annandale CRD.	Task Force Alternative supports nomination's additional guidance, however also supports adding this area to the Annandale CBC.	Retain Plan
05-I-13A	Active	Annandale		Martin D. Walsh (Bristow Shopping Center, Limited Partnership LLP)	Heritage Mall located on Heritage Dr, S of Little River Tpk	70-2((1))10,2A,2C	11.00	Retail and other.	Option for mixed use (retail, office, residential) up to .80 FAR. Non-residential 1/3 or less and residential 2/3 or more.	Recommendation modified at the PC Mark-up to approve a Staff alternative that adds a mixed use option up to .70 FAR with conditions. Original recommendation: Defer for further citizen and staff review.	Recommendation modified at the PC Mark-up to support Staff alternative. Original recommendation: Defer for further citizen and staff review.	Approve Staff alternative.
05-I-14A	Active	Annandale		Terry Wanbaugh, Co-Chair, Areas I & II (Braddock District APR Task Force)	SE quadrant of Braddock Rd and Rolling Rd	69-4((1))49A,51,52	3.73	Office; retail and other. No specific Plan text. General guidance regarding commuter parking facilities along Braddock Road.	Option for mixed use up to .5 FAR to combine commuter parking facility and office on parcels 69-4((1))49A,51,52 and includes use of excess right of way along Braddock Road.	Recommendation modified after the PC Mark-up to concur with PC recommendation. Original recommendation: Approve Staff alternative - Commuter parking and office use on parcels 51 and 52 including excess right of way along Braddock Road. Neighborhood serving retail uses on parcel 49A.	Approve Staff alternative - With modifications. Modifications delete reference to parcel 49A.	Approve Task Force alternative

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05-I-15A	Active	Annandale		Sharon Bulova, Supervisor (Braddock District APR Task Force)	Property along Little River Tpke, generally W of Markham St and Medford Dr, E of Championship Dr and Heritage Dr	59-4((6))1,3 5,10,19B,20,20A,20E; 60-3((12))5;70-2((1))1A,9,10,11A, 13;71-1((1))74,portion of 75,75L; 71-1((2)) 1A,1B, 3,4,21;71-1((34))All; 71-1((35))All;71-1((42)) All; and 15 feet of frontage on Little River Turnpike for 71-1((1)) 72,72A; 71-1((3)) 1;71-1((33)) All 325D	24.24	Office, retail, private recreation, residential 12-16 du/ac & 16-20 du/ac.	Add guidance to encourage future visual and streetscape improvements. Add area to Annandale CBC. Add guidance for area to be added to the Annandale CRD.	Staff alternative modifies nomination by adding guidance to encourage inclusion of this area in the Annandale CRD.	Approve nomination as submitted	Approve Task Force alternative
05-I-16A	Withdrawn	Annandale		Martin D. Walsh (Ravensworth Trust, Partnership)	Ravensworth Shopping Center located S of Braddock Rd and W of Port Royal Rd	70-4((10))12	14.60	Retail up to .35 FAR.	Option for mixed use up to .70 FAR (residential, office, and retail) to include a minimum of 1/3 residential.	NA	NA	NA
05-II-1F	Active	Fairfax		Terry Wanbaugh, Co-Chair (Braddock District APR Task Force)	Ridge Manor Subdivision E of Roberts Rd	68-2((1))12,12A;68-2((2))All	22.73	Residential 1-2 du/ac; Residential 2-3 du/ac.	Add Plan guidance discouraging future neighborhood consolidation efforts.	Recommendation modified after the PC Mark-up to concur with PC recommendation. Original recommendation: Limit maximum density to 1 du/ac. Provides guidance for evaluating public and institutional uses.	Approve Task Force alternative – Discourage consolidation. Public and institutional uses inappropriate.	Approve Task Force alternative
05-II-2F	Active	Fairfax		Terry Wanbaugh, Co-Chair Areas I and II (Braddock District APR Task Force)	Land generally along Olley Ln and fronting on Athens Rd	69-2((2))L,M,N1,P1,Q,R,S,3,3A,5,7,7B,8 A,8B1,8B2,9A,9C,9D,10B,11A,11B1, 11B2	37.40	Residential 1-2 du/ac. Maximum density not to exceed 1 du/ac. Option for 2-3 du/ac for parcels 69-4((1))1,2 and 3 with conditions.	Add Plan text emphasizing 1du/ac density limit in the Olley Lane corridor.	Recommendation modified after the PC Mark-up to concur with PC recommendation. Original recommendation: Staff Alternative - Clarifies the extent of the Olley Lane corridor and updates Plan text for the portion of the corridor which developed using a Plan option.	Approve Staff Alternative - With modifications. Modifications include are minor text changes to the Staff Alternative.	Approve Task Force alternative - With modifications. Modifications include deleting parcel numbers that are not part of the nominated area.

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05-II-3F	Withdrawn	Fairfax		Lynne J. Strobel (Trustees of the Church of the Good Shepherd)	NE quadrant of Braddock Rd and Olley Ln	69-4((1))6A	10.33	Residential 1-2 du/ac. Density not to exceed 1 du/ac.	Residential 2-3 du/ac on the northern 2.3 acres and church at 0.25 FAR on the remainder.	Retain Plan	Retain Plan	NA
05-II-4F	Withdrawn	Fairfax		Lillian D. Jones	NW quadrant of Ox Rd and University Dr	57-3((1))11B;57-4((1))2B	4.49	TM 057-4((01))2B: Residential 3-4 du/ac with consolidation with parcels in the City of Fairfax, option for 6du/ac with additional consolidation; TM 057- 3((01))11B: Public facilities.	Option for non- residential mixed use up to 1.5 FAR, which could include office, retail, government/institution, and/or private open space.	NA	NA	NA
05-III-5FC	Withdrawn	Fairfax	Fairfax Center Suburban Center (Land-unit V; Sub- unit V2 )	Benjamin F. Tompkins (Reed Smith LLP)	Waples Mobile Home Park S of Lee Hwy and W of Rust St.	56-2((1))46	25.55	The mobile home park should remain in accordance with Land Use Appendix 10 of Policy Plan.	Base Level: 6 du/ac; Intermediate Level: 10 du/ac; Overlay Level : 20-30 du/ac with an option for a daycare or neighborhood serving uses.	NA	NA	NA
05-III-4P	Active	Pohick		Deborah Albert (Department of Planning and Zoning)	10958,10960,10962 Clara Barton Dr	77-3((1))5,5A,6	1.54	Incorporation into Burke Center RPC or Residential 2-3 du/ac.	Editorial change to add parcels that were excluded from 1998 Plan amendment as being planned for 2-3 du/ac.	Approve nomination as submitted	Approve nomination as submitted	Approve nomination as submitted

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05-III-5P	Active	Pohick		Sharon Bulova, Supervisor (Braddock District Task Force)	Main Branch (P2) and the Middle Run (P6) Community Planning Sectors	NA	0.00	NA	Modify the Transportation sections of the Main Branch (P2) and the Middle Run (P6) Community Planning Sectors to include Plan text referring to continuation and expansion of local shuttle or similar transit services.	Recommendation modified after the PC Mark-up to concur with PC recommendation. Original recommendation: Approve Staff Alternative - Plan text encouraging continuation and expansion of local shuttle or similar transit services as warranted by demand.	Approve Staff Alternative - With modifications. Modifications includes omission of the phrase "as warranted by demand" from the Staff Alternative.	Approve Task Force alternative
05-III-6P	Active	Pohick		Sharon Bulova, Supervisor (Braddock District APR Task Force)	Land N of Fairfax County Pkwy and W of Heritage Landing subdivision	77-4((1))1A	6.13	Residential at .2 -.5 du/ac.	Add text emphasizing development under existing R-1 Zoning.	Approve Staff alternative - Limit the maximum density to 0.5 du/ac	Approve Staff alternative	Approve Staff alternative
05-III-7P	Active	Pohick		Sharon Bulova, Supervisor (Braddock District APR Task Force)	Target Store located SE of Roberts Rd and New Guinea Rd	77-2((1))13C	10.43	Residential at 5-8 du/ac.	Add text emphasizing current planned density.	Approve Staff alternative - Emphasizes current planned density of 5-8 du/ac and deletes Plan text concerning transportation improvements that have been implemented.	Approve Staff alternative	Approve Staff alternative
05-III-8P	Active	Pohick		Sharon Bulova, Supervisor (Braddock District APR Task Force)	S of Guinea Rd and N of VRE tracks	77-2((1))35	2.70	Industrial up to .25 FAR. Also appropriate for public park or public open space.	Add text indicating land is used for wetlands mitigation. Trails and pedestrian overpass should connect area to VRE.	Approve Staff alternative - Public Parks which included Public Open Space. Plan guidance for proposed pedestrian connections.	Approve Staff alternative	Approve Staff alternative

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05-III-9P	Active	Pohick		Sharon Bulova, Supervisor (Braddock District APR Task Force)	SW quadrant of VRE tracks and Roberts Rd	77-2((1))39,40B,58,58A,58C	8.74	Light intensity industrial uses up to .25 FAR.	Add plan guidance to minimize environmental and noise impacts.	Recommendation modified after the PC Mark-up to concur with PC recommendation. Original recommendation: Retain Plan	Adopt Task Force Alternative - Plan guidance to minimize environmental impacts and impacts on Pohick Creek watershed.	Approve Task Force alternative
05-III-10P	Active	Pohick		Sharon Bulova, Supervisor (Braddock District APR Task Force)	Abandoned Guinea Rd and the adjoining parcel to the S between New Guinea Rd and Roberts Rd	77-2((1))35	2.70	NA	Propose Kiss and Ride with handicapped parking; path/trail in eastward direction parallel to the tracks to a pedestrian bridge crossing VRE tracks to the N side of parking garage.	Recommendation modified after the PC Mark-up to concur with PC recommendation. Original recommendation: Retain Plan	Approve Task Force Alternative - Abandoned Guinea Road should be evaluated for a Kiss and Ride facility and pedestrian connection to the VRE station should be considered.	Approve Task Force alternative
05-III-11P	Active	Pohick		Sharon Bulova, Supervisor (Braddock District APR Task Force)	NE quadrant of Clara Barton Dr and Fairfax County Pkwy	77-3((1))7A,8,9A,11-13	35.40	Industrial up to .25 FAR.	Add Plan guidance that future uses should minimize impacts on the Pohick Creek watershed.	Recommendation modified after the PC Mark-up to concur with PC recommendation. Original recommendation: Retain Plan	Approve Task Force alternative - Plan guidance to minimize environmental impacts and impacts on Pohick Creek watershed.	Approve Task Force alternative
05-III-12P	Active	Pohick		Sharon Bulova, Supervisor (Braddock District APR Task Force)	Burke Center VRE Station and vicinity	NA	0.00	NA	Provide north and south pedestrian connectivity to Burke Center VRE.	Recommendation modified after the PC Mark-up to concur with PC recommendation. Original recommendation: Staff Alternative - Plan guidance encouraging pedestrian connection to the VRE station from the surrounding areas. Update Plan figure to show that the VRE station parking garage is planned for approximately 1,500 spaces.	Approve Staff Alternative - With minor modifications. Modifications include reference to bicycle connection in the Plan text.	Approve Task Force alternative

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05-III-13P	Withdrawn	Pohick		Sharon Bulova, Supervisor (Braddock District APR Task Force)	NW quadrant of Sideburn Rd and VRE tracks	77-1((12))A;77-2((1))1	20.62	77-2((1))1: Public Parks; 77-1((12))A: 3-4 du/ac. Planned for a four lane Guinea Rd extension.	Add text that subject parcels provide for continuity of east/west connector trail to VRE.	NA	NA	NA
05-IV-7S	Withdrawn	Springfield		Sharon Bulova, Supervisor (Braddock District APR Task Force)	Morrisette Dr Industrial area, S of Southern Rail Road tracks and E of Rolling Rd	79-1((16))1-6	28.61	Industrial use up to .40 FAR.	Add guidance to minimize environmental and noise impacts. The site should be considered for commuter rail transportation transfer station and/or replacement for Rolling Rd station.	NA	NA	NA